



THE BOROUGH OF JENKINTOWN

700 SUMMIT AVENUE
JENKINTOWN, PA 19046
WWW.JENKINTOWNBORO.COM

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REQUEST FOR HEARING BEFORE ZONING HEARING BOARD

Date: August 30, 2018 Residential Fee: \$1,000.00 Commercial Fee: \$1,500.00

Petition is made to the Zoning Hearing Board of the Borough of Jenkintown for:

☐ Special Exception

☒ Variance

☐ Appeal from decision of Code Enforcement Officer / Zoning Officer

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AUG 31 2018
Jenkintown Borough

1. Name, address and telephone number of petitioner:

Jenkintown Commons Limited Partnership #3
c/o Paul Aschkenasy
925 W. Lancaster Ave., Suite 200
Bryn Mawr, PA 19010

2. Location of property:

93 York Road - Parcel # 10-00-05368-00-4
409 Wyncote Road - Parcel # 10-00-05248-00-7

3. Name, address and telephone number of property owner:

(Deed, agreement of sale or lease to be produced at hearing)

Same as Petitioner

4. Name, address and telephone number of attorney, if any:

Gregg I. Adelman, Esquire 610-941-2552
Kaplin Stewart Meloff Reiter + Stein
910 Harvest Drive, P.O. Box 3037
Blue Bell, PA 19422

5. Brief description to include existing improvements and present use of property to be affected by the petition:

Retail, Professional Office, Restaurant

6. Present zoning classification of property:

G - Gateway Commercial

7. Proposed improvements and/or use of property:

Mixed use - small scale retail on first floor ;
Apartments on above floors ;
Freestanding restaurant w/drive through.

8. Specific reference to sections of the Zoning Code from which you seek relief:

SEE ATTACHED.

9. State briefly the extent to which your proposed use or construction does not meet requirements of the Zoning Code and the relief that you request:

SEE ATTACHED

10. State the decision and or action of the Code Enforcement / Zoning Officer that you are appealing:

N/A

11. Ten (10) copies of a Plot Plan of the property must be submitted with the petition. The Plan shall be drawn to scale showing size of the lot, setback lines, parking required, and the location and size of improvements now erected and proposed to be erected.

Signature of Petitioner

Paul Aschkenasy

Sworn to and subscribed before me this 30th
day of August, 2018

Maryanne O'Connor
NOTARY PUBLIC

My Commission Expires May 23, 2021

Commonwealth of Pennsylvania

Notarial Seal
MARYANNE O'CONNOR - Notary Public
LOWER MERION TWP, MONTGOMERY COUNTY
My Commission Expires May 23, 2021

Jenkintown Borough

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ADDENDUM TO VARIANCE APPLICATION OF
JENKINTOWN COMMONS LIMITED PARTNERSHIP #3

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Property Location – 93 York Road / 409 Wyncote Road

Jenkintown Borough

Variances

- Use Variance to permit the apartments within the GC District. Section 181-57.A.
- Variance require from Section 181-57.B(1)(a)[3] to permit drive-through windows to face a public street.
- Variance required from Section 181-59.A(9) to permit a parking setback less than 10.0'. The proposed parking is 8.2'
- Variance required from Section 181-61.C(3) to permit a planting island with dimension smaller than 10'x20. The small existing island is 3.2'x19.7', the proposed island is 4.3'x18.0'.
- Variance required from Section 181-61.C(5) to permit the minimum perimeter planting area from street R.O.W. less than 10.0'. The proposed planting area is 8.2'.
- Variance required from Section 181-61.C(6) to permit the parking depth of the parking in the front yard greater than 65.0' as measured from the street Ult. R.O.W.. The proposed parking depth in the front yard as measured rom the Ult. R.O.W. is 68.9'.
- Variance required from Section 181-61.D(3) to permit sidewalks abutting public parking or facades with customer entrances less than 6.0' and to permit an additional setback from the sidewalk less than 3.0'. The proposed sidewalk with is 5.0' and the additional setback from the sidewalk is 0.0'.
- Variance required from Section 181-69.E to permit parking abutting the street R.O.W. or property line less than 10.0'. The existing parking is setback 3.2' from the street R.O.W and 0.0' from the property line. The proposed parking is set back 8.2' from the street R.O.W..